

**Chapter 19.380*****Recycling Center – Solid Waste Transfer Stations and Material Recovery Facilities (MRF)*****19.380.010 Purpose**

The purpose of regulating recycling center – solid waste transfer stations and material recovery facilities (MRFs) is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses.

**19.380.020 Applicability and Permit Requirement**

Recycling facility – solid waste transfer stations and material recovery facilities (MRF) are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter.

**19.380.030 Environmental Impact Report (EIR) Required**

An environmental impact report (EIR), prepared by a consultant selected under the terms of the City's California Environmental Quality Act guidelines, shall be required. Prior to commencement of the preparation of the EIR, a preliminary conference with the applicant and the Planning Division shall be held. Issues addressed by the EIR shall include, but not be limited to, the following: land use; traffic, noise, aesthetics, including screening and landscaping; odor; dust; litter control and ongoing maintenance; groundwater protection; prevailing wind direction; and release of hazardous substances.

**19.380.040 Site Location, Operation and Development Standards**

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply recycling centers – solid waste transfer stations and material recovery facilities (MRFs) , unless otherwise specified here.

**A. Site Location Criteria**

The solid waste transfer station and/or MRF shall meet the following location criteria:

1. The facility will not substantially increase vehicular traffic on streets in a residential zone.
2. The facility will not substantially lessen the usability and suitability of adjacent or nearby properties.
3. The site is served by an improved arterial street, adequate in width and pavement type to carry the quantity and type of traffic generated by the use.

4. The site is adequate in size and shape to accommodate the use and to accommodate all yards, walls, vehicular stacking, parking, landscaping and other required improvements.
5. No transfer station or MRF shall be closer than 600 feet to any property in a residential or commercial zone or from any school, assemblies of people – non-entertainment , hospital or similar use involving a large assemblage of people, as measured between property lines.
6. In the siting of new buildings for construction, consideration shall be given to prevailing wind direction and location of large vehicle doors in order to minimize odors.

**B. Operation and Development Standards**

In addition to the provisions of the underlying base zone and any applicable overlay zone(s), the solid waste transfer station and/or MRF shall meet the following operation and development standards:

1. The gross land area shall not be less than 5 acres with a minimum street frontage of 140 feet.
2. Except as setbacks along arterial streets may require additional dimensions, all buildings, structures or improvements shall meet the setbacks as required in the applicable zone. The setbacks specified in this paragraph may be used only for the following purposes:
  - a. Passage or temporary standing of automobiles
  - b. Landscape areas
  - c. Light poles and standards
3. All equipment and activities associated with this use shall be contained within an enclosed building with only sufficient openings for ingress/egress of vehicles.
4. On-site truck stacking and maneuvering area shall be provided as necessary to accommodate the anticipated vehicular usage of the transfer station/MRF, depending on the size and nature of the facility, and shall be completely screened by solid masonry walls not less than 6 feet in height with appropriate landscaping and irrigation. No truck stacking and maneuvering area shall be permitted within the required front and street side yard setback.
5. Any water flow resulting from the use of wash facilities shall be contained on site and disposed of through an on-site drainage system, in conformance with City regulations to enforce the requirements of the National Pollutant Discharge Elimination Systems (NPDES) permit.

6. The noise, dust and odor levels generated by the facility shall conform to Chapter 19.590 of the Zoning Code and [Title 7](#).
7. All materials stored outside shall be kept within storage bins or bales screened from view from adjacent properties and streets.
8. Material recovery facilities shall be permitted in conjunction with a solid waste transfer station. A covenant as approved by the Planning Division, Building Division and City Attorney's Office restricting recyclable material to paper, cardboard, glass, plastic, household hazardous waste, aluminum and other metals shall be recorded against the property. The covenant may also restrict the nature and quantities of household hazardous waste. The receiving or processing of scrap steel and junked cars shall be specifically prohibited.
9. Hours of operation shall be limited to 6 a.m. to 6 p.m. Monday through Saturday and 8 a.m. to 4 p.m. on Sundays.
10. All transfer stations and MRFs shall be staffed during business hours.
11. No trash shall be stored overnight. Recyclables may be stored overnight within appropriate storage containers or bales screened from view from adjacent properties and streets.
12. All open areas, other than landscaped planter beds shall be paved with not less than 2-½ inches of asphaltic concrete or an equivalent surfacing meeting the established standards and specifications of the Public Works Department, shall be graded and drained so as to adequately dispose of all surface water and shall be maintained in good repair.
13. Any portion of the site not entirely within a completely enclosed building shall be surrounded by a solid masonry wall not less than 6 feet in height with appropriate landscaping and irrigation.
14. A daily cleaning and ongoing maintenance program as approved by the Planning Commission as part of the discretionary permit shall be established.
15. All incoming or outgoing trucks shall be completely enclosed or equipped with an impermeable cover.